



THIS SPACE RESERVED FOR

2024-007882
Klamath County, Oregon
09/09/2024 02:37:02 PM
Fee: \$102.00

After recording return to:
Sherman Sherman Johnnie & Hoyt, LLP
Attn: Gina Johnnie
PO Box 2247
Salem OR 97308

Until a change is requested all tax statements shall be
sent to the following address:
AgWest Farm Credit, FLCA
2001 S Flint Rd
Spokane, WA 99224
File No. 633641AM

STATUTORY WARRANTY DEED

Klamath Falls Center, LLC,
an Oregon Limited Liability Company,
Grantor(s), hereby convey and warrant to

AgWest Farm Credit, FLCA, a federally chartered instrumentality under the Farm Credit Act of 1971, as amended,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of lien and encumbrances except as specifically set forth herein:

See Attached Exhibit 'B'

The true and actual consideration for this conveyance is \$390,000.00.

Subject to and excepting the items in the public record contained on "Exhibit A" hereto and incorporated herein by this reference.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON’S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated: August 26, 2024

Klamath Falls Center LLC

By: CA Galpin
CA Galpin, Managing Member

State of Oregon } ss
County of Jackson }

On this 26th day of August, 2024, before me, Heather Anne Sciurba a Notary Public in and for said state, personally appeared CA Galpin, Managing Member of Klamath Falls Center LLC, an Oregon limited liability company, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Heather Anne Sciurba
Notary Public for the State of Oregon
Residing at: Grants Pass OR
Commission Expires: 11/21/2024



Exhibit "A"

Real property taxes due, if any, but not yet payable

1. The property lies within the boundaries of South Suburban Sanitary District and is subject to any charges or assessments levied by said District and easements in connection therewith.
(current as of closing)
 2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Enterprise Irrigation District.
(current as of closing)
 3. Special Assessment disclosed by the Klamath tax rolls:
For: Klamath Drainage District
(current as of closing)
 4. Limited access provisions contained in Deed to the State of Oregon, by and through its State Highway Commission, which provided that no right or easement of right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property,
Recorded: July 25, 1972
Volume: M72, page 8068
 5. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: State of Oregon by and through its State Highway Commission
Recorded: July 25, 1972
Volume: M72, page 8068
 6. Reservations, restrictions and easements as contained in Deed to the State of Oregon, by and through its State Highway Commission, recorded November 30, 1972 in Volume M72, page 13764, Microfilm Records of Klamath County, Oregon.
Modification of the access reserved therein by Indenture of Access, subject to the terms and provisions thereof,
Recorded: April 25, 1973
Volume: M73, page 4912, Microfilm Records of Klamath County, Oregon.
 7. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: The State of Oregon by and through its State Highway Commission
Recorded: November 30, 1972
Volume: M72, page 13764
 8. Limited access provisions contained in Deed to the State of Oregon, by and through its State Highway Commission, which provided that no right or easement of right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property,
Recorded: April 4, 1973
Volume: M73, page 3948
 9. Slope and irrigation easement as disclosed by instrument recorded November 30, 1972 in Volume M73, page 3948, and April 25, 1973 in Volume M73, page 4912, Microfilm Records of Klamath County, Oregon, to the State of Oregon by and through the State Highway Commission
 10. Reservations and restrictions as contained in instrument,
Recorded: June 22, 1982
Volume: M82, page 7939, Microfilm Records of Klamath County, Oregon.
-

11. Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
Recorded: March 27, 2002
Volume: M02, page 17988
12. Memorandum of Development, including the terms and provisions thereof,
Recorded: March 27, 2002
Volume: M02, page 18046
13. Easements as shown on the Partition Plat No. 32-08.
14. Limited access provisions contained in Deed to the State of Oregon, by and through its State Highway Commission, which provided that no right or easement of right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property,
Recorded: January 27, 2010
Instrument No.: 2010-000973

EXHIBIT 'B'

Parcel 1 of Land Partition No. 32-08, a replat of Parcel 3 of Land Partition No. 42-01, located in the Southeast 1/4 and the Southwest 1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, filed December 22, 2008 in Volume 2008-016694, Microfilm Records of Klamath County, Oregon.

EXCEPTING THEREFROM all that portion conveyed to the State of Oregon, by and through its Department of Transportation by dedication Bargain and Sale Deed Recorded January 27, 2010 as Instrument No. 2010-000973